



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 3, 2005

IN REPLY PLEASE

REFER TO FILE: **PM-3**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC WORKS HEADQUARTERS SEISMIC RETROFIT PROJECT
ADOPT AND ADVERTISE
SPECS. 5449R2; C.P. 70476
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE LOS ANGELES
COUNTY FLOOD CONTROL DISTRICT:**

Adopt revised plans and specifications for construction of the Public Works Headquarters Retrofit project at an estimated construction cost of \$21,966,809, and instruct the Executive Officer to advertise for bids for the new curtain wall system at an estimated construction cost of \$13,382,050 to be received and opened on March 15, 2005, in accordance with the "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended action will allow the bid process to resume for the Public Works Headquarters Seismic Retrofit project.

Following the 1994 Northridge Earthquake, building inspections throughout the County identified damaged welded connections of certain steel frame structures. Because the Public Works Headquarters project was constructed with the type of steel frame found to be vulnerable to damage in seismic events and since the building houses the Public Works Emergency Operations Center, a hazard mitigation grant of \$9,750,000

was authorized by FEMA in 1998 to enhance the building's ability to resist stronger earthquakes and provide uninterrupted operation.

On July 2, 2002, your Board authorized \$26,886,000 for the Public Works Headquarters Seismic Retrofit project to be financed by the \$9,750,000 FEMA Hazard Mitigation Grant and \$17,886,000 from the Flood Control District.

On June 17, 2003, your Board adopted plans and specifications for the Public Works Headquarters Seismic Retrofit project consisting of an exterior cable-stayed frame and instructed the Executive Officer to advertise for bids. On July 29, 2003, three bids were received, which exceeded the available construction budget.

On April 13, 2004, your Board approved a revised budget of \$34,400,000 for this project, rejected bids received, and instructed the Executive Officer to readvertise for bids. The resulting bids exceeded the construction budget due to dramatic increases in construction material prices and a continued perception of risk associated with the unique nature of the exterior cable-stayed frame.

On January 4, 2005, your Board rejected all construction bids received and authorized a supplemental agreement with Black & Veatch Corporation to revise the project scope to retrofit the existing steel frame connections and column splices and to replace the exterior curtain wall system in lieu of the exterior cable-stayed frame. This revised concept employs a previously approved alternate under the FEMA Hazard Mitigation Grant Program. We believe we can achieve the desired seismic performance and eliminate the potential for falling or shattering glass with this system and remain within the \$34,400,000 total project cost.

To promote competition and receive consistent bids, we plan to perform this project in three component packages. Two of the packages (tenant improvement demolition and refurbishment package and seismic retrofit package) are proposed to be performed using Job Order Contracts being considered by your Board in a related item on today's agenda. No work will proceed on any of the three packages until your Board awards the concurrent JOCs and a new curtain wall system contract.

As stated above, the tenant improvement demolition and refurbishment package is proposed to be performed by Board-awarded JOCs to prepare specific interior areas for the structural retrofit work. The seismic retrofit package is also proposed to be performed by Board-awarded JOCs consisting of specialized welding of the perimeter steel frame connections of the building. The new curtain wall package proposed in this Board action will provide an energy-efficient and seismically strengthened exterior envelope for the building.

As a result of post-bid analysis and rebidding activities, this project will now be completed in April 2007.

We will report activity on the JOCs to your Board quarterly along with our regular report on delegated contracting activity.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Service Excellence as this project will support the hazard mitigation of a public facility and ensure availability of support for the community after a major disaster. This action also supports the goal of Fiscal Responsibility as the project is an investment in public infrastructure.

FISCAL IMPACT/FINANCING

The revised project budget reflects a reduction of \$1,810,900 in estimated construction costs that is offset by cost increases due to delays as a result of high bids received and increased activities to change the scope of work, resulting in no increase to the total project budget.

It is expected that the project will be financed from the FEMA Hazard Mitigation Grant mentioned previously and from proceeds of a long-term, tax-exempt bond issue, which is consistent with the Reimbursement Resolution that was approved by your Board on June 17, 2003. The bonds will be required from the Flood Control District, which in turn will seek reimbursement from various Public Works funds proportionately. It is anticipated that the project cost will not exceed the previously Board-approved project budget.

Upon receipt of curtain wall bids and validation of construction costs, which is not expected to exceed the current approved project budget, the final financing plans will be presented for your Board's approval by the Chief Administrative Officer and Treasurer and Tax Collector at the time of awarding the contracts.

The Project Schedule and Budget Summary are included in Enclosure A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contracts.

The project specifications contain provisions requiring the contractors to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement of consideration of contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

To ensure that each contract is awarded to a responsible contractor with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported will be considered before making a recommendation to award.

ENVIRONMENTAL DOCUMENTATION

On June 17, 2003, your Board approved a Mitigated Negative Declaration and adopted a Mitigation Monitoring and Reporting Program for the project.

CONTRACTING PROCESS

Advertising for bids will be in accordance with the County's standard "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B). Following receipt of bids, we will return to your Board for construction contract award.

As requested by your Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with Us" website.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to this construction contract as this contract is for non-Proposition A services.

The Honorable Board of Supervisors
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Participation by Community Business Enterprises in the project is encouraged through Public Works' Capital Projects' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

We anticipate manageable impacts as a result of construction activities. Public Works will be leasing off-site parking to compensate for the loss of employee parking during construction. Visitor and disabled access parking will be provided in the Public Works Headquarters parking lot continuously during the construction period. To mitigate construction impacts to occupants, a portion of the construction activities for the building seismic retrofit will take place during off-hours and weekends when Public Works employees are not at work. The headquarters building will remain open throughout the entire construction period.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

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Enc. 2

cc: Auditor-Controller
County Counsel
Department of Public Social Services (GAIN/GROW Program)
Office of Affirmative Action Compliance

February 3, 2005

ENCLOSURE A

**PUBLIC WORKS HEADQUARTERS SEISMIC RETROFIT PROJECT
ADOPT AND ADVERTISE
SPECS. 5449R2; C.P. 70476**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Board Authorization	03/16/99*
Notice to Proceed	04/01/99*
Project Definition/Program	05/22/00*
Design	
Contract Execution Supplemental Agreement	06/20/02*
Construction Document Submittal	06/02/03*
Jurisdictional Approval	06/02/03*
Construction Bid and Award	04/19/05
Construction	
Substantial Completion - Seismic Retrofit	03/08/07
Acceptance - Seismic Retrofit	04/06/07

* Indicates completed activity

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this Action	Revised Project Budget
Construction			
Seismic Retrofit/Site Improvements	\$23,596,677	(\$ 1,629,868)	\$ 21,966,809
Change Orders (10 percent)	2,380,581	(181,032)	2,199,549
Steel Price Contingency	1,000,000		1,000,000
Relocation	56,000	362,000	418,000
Subtotal	\$27,033,258	(\$ 1,448,900)	\$ 25,584,358
Consultant Services			
a) Design Seismic Retrofit	\$ 3,897,822		\$ 3,897,822
b) Design Supplements 1 and 2	23,060		23,060
c) Design Site Improvements			
d) Construction Management	1,048,069	\$ 152,301	1,200,370
e) Survey, Testing, and Inspection	188,892	635,114	824,006
Subtotal	\$ 5,157,843	\$ 787,415	\$ 5,945,258
Miscellaneous Expenditures			
a) Print/Blueprinting/Legal Advertising	\$ 25,000	\$ 85,764	\$ 110,764
b) Office of Affirmative Action Compliance	4,000	23,886	27,886
Subtotal	\$ 29,000	\$ 109,650	\$ 138,650
Jurisdictional Review and Plan Check	\$ 116,351	\$ 0	\$ 116,351
County Services	\$ 1,063,548	\$ 551,835	\$ 1,615,383
TOTAL	\$33,400,000	\$ 0	\$ 33,400,000

February 3, 2005

ENCLOSURE B

**PUBLIC WORKS HEADQUARTERS SEISMIC RETROFIT PROJECT
NEW CURTAIN WALL SYSTEM
ADOPT AND ADVERTISE
SPECS. 5449R2; C.P. 70476**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code, Section 20125, you may publish once a week for two weeks in a weekly newspaper, or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, Eighth Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Acting Director of Public Works will receive sealed bids for furnishing, materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC FEE</u>	<u>DATE OF BID OPENING</u>
5	5449R2	Public Works Headquarters Seismic Retrofit Project 900 South Fremont Avenue Alhambra, CA 91803-1331	\$75	March 15, 2005

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, 900 South Fremont Avenue, Mezzanine Floor, Alhambra, California 91803, for the fee stated above. For bid information, please call (626) 458-2563. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office before 1:45 p.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 2 p.m. on this date in Conference Room C, 900 South Fremont Avenue, First Floor, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess a "C-17" license classification at the time of award. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

MANDATORY PRE-BID CONFERENCE

The Public Works' Project Management Team will hold a mandatory pre-bid conference at 10 a.m. on March 2, 2005, at the project site located at 900 South Fremont Avenue, First Floor, Conference Room C, Alhambra, California 91803-1331, to provide information on the project, bidding process, and answer any questions that the potential bidders may have. To be considered responsive to this invitation for bid, bidders must attend the mandatory pre-bid conference. Bids from bidders who do not attend the pre-bid conference will be rejected as nonresponsive. For further directions, please contact Mr. Brian Soria with Architectural Engineering Division at (626) 458-2588.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code to contract with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, Public Works can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7 a.m. to 5:30 p.m.



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California,
dated February 15, 2005.

Specs. 5449R2

VIOLET VARONA-LUKENS, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES